094.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,700 / 819,700
					USE VALUE:	819,700 / 819,700
					ASSESSED:	819,700 / 819,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ SUZANNE L
Owner 2:	BERNSTEIN TIMOTHY E
Owner 3:	
Street 1:	22 EDMUND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHWARTZ SUZANNE L -
Owner 2:	BERNSTEIN TIMOTHY E -
Street 1:	22 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,296 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Clapboard Exterior and 2115 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5296.000	413,500	1,000	405,200	819,700
Total Card	0.122	413,500	1,000	405,200	819,700
Total Parcel	0.122	413,500	1,000	405,200	819,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.57 | /Parcel: 387.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 61364

GIS Ref

GIS Ref

Insp Date 08/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,500	1000	5,296.	405,200	819,700	819,700	Year End Roll	12/18/2019
2019	101	FV	311,100	1100	5,296.	411,000	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	311,100	0	5,296.	306,800	617,900	617,900	Year End Roll	12/20/2017
2017	101	FV	311,100	0	5,296.	277,900	589,000	589,000	Year End Roll	1/3/2017
2016	101	FV	311,100	0	5,296.	266,300	577,400	577,400	Year End	1/4/2016
2015	101	FV	294,000	0	5,296.	225,800	519,800	519,800	Year End Roll	12/11/2014
2014	101	FV	294,000	0	5,296.	214,200	508,200	508,200	Year End Roll	12/16/2013
2013	101	FV	294,000	0	5,296.	203,800	497,800	497,800		12/13/2012

!7709!

PRINT

Date	Time
12/10/20	22:19:18

LAST REV

Date	Time
08/30/18	18:46:31
apro	
7709	

USER DEFINED

Prior Id # 1:	61364
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPHEM PETER	31431-136		5/24/2000		365,000	No	No		
HANUSIAK LOUIS	28876-41		7/24/1998		295,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2009	657	Addition	98,800					562 SFT OF NEW FLA

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	MEAS&NOTICE	BS	Barbara S
3/25/2009	Measured	197	PATRIOT
2/1/2000	Meas/Inspect	197	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5296		Sq. Ft.	Site		0	70.	1.09	5									405,215						405,200	

Total AC/HA: 0.12158 | Total SF/SM: 5296 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 405,215 | Spl Credit | Total: 405,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14645386
Const Adj.:	0.99742496
Adj $ / SQ:	148.655
Other Features:	92750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508026
Depreciation:	94493
Depreciated Total:	413533

COMMENTS

SHOWER BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

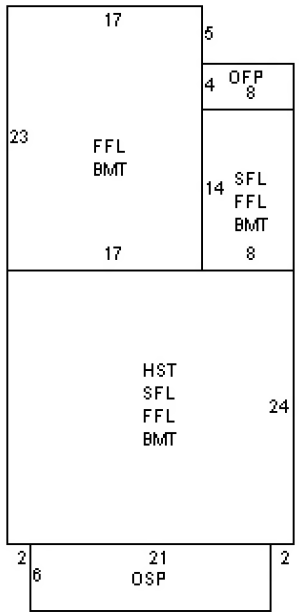
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.52
Special Features:	0	Val/Su Net:	122.48
Final Total:	413500	Val/Su SzAd	195.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,103	44.600	49,190
FFL	First Floor	1,103	148.660	163,967
SFL	Second Floor	712	148.660	105,843
HST	Half Story	300	148.660	44,597
OSP	Screen Porch	126	32.470	4,091
OFP	Open Porch	32	43.890	1,404

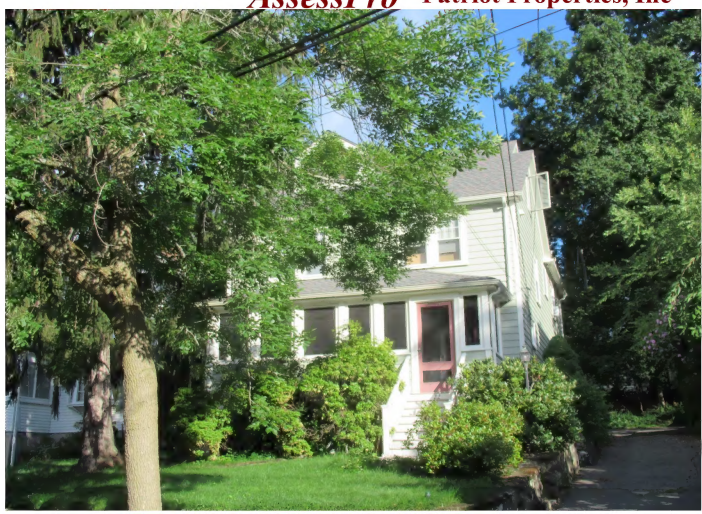
Net Sketched Area:	3,376			Total:	369,092
Size Ad	2115	Gross Are	3676	FinArea	2115

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X25	A	AV	2000	3.25	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000